

**Article 5: Building Regulations**

**Division 2: Text of Modifications and Additions to the 2001 California Building Code for City of San Diego**

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

*(Retitled from "Text of Modifications and Additions to the 2001 California Building Code for City of San Diego" on 9-24-2002 by O-19102 N.S.)*

**§145.0201 Purpose of City Modifications or Additions to the 2001 California Building Code**

The purpose of this division is to provide building regulations that meet local conditions by modifying or adding sections to the 2001 California Building Code.

*(Retitled from "Purpose of City Modifications or Additions to the 1998 California Building Code" on 9-24-2002 by O-19102 N.S.)*

**§145.0202 Local Modifications to Roofing Requirements of the 2001 California Building Code**

*(CBC Chapter 15-Roofing and roof structures, Section 1503-Roofing requirements)*

Section 1503 ROOFING REQUIREMENTS of the 2001 California Building Code is adopted with modifications, as follows pursuant to Section 145.0105 of the Land Development Code:

- (a) Roofing shall be secured or fastened to the supporting roof construction and shall provide weather protection for the building at the roof.
- (b) All newly constructed roofs shall be a Class "A" roofing assembly.
- (c) All replacements, alterations, or repairs shall be a Class "A" roofing assembly.
- (d) The entire roof shall be a Class "A" roofing assembly where more than twenty-five percent of the total roof area is replaced, altered or repaired within any twelve month period.
- (e) The entire roof shall be a Class "A" roofing assembly where a building addition is more than twenty-five percent of the original floor area of the building.
- (f) Wood shake or wood shingles are not permitted, except as provided in State Historical Building Code section 8-408 and section 145.0202(c).
- (g) No roof covering shall be applied over any existing wood shakes or wood shingles.

*(Amended 2-2-2004 by O-19258 N.S.)*

**§145.0203 Local Modifications and Additions to Foundations and Retaining Walls  
Requirements of the 2001 California Building Code**

*(CBC Chapter 18-Foundations and Retaining Walls, Section 1804-Foundation investigation)*

- (a) Sub-section 1804.10 Required Geologic Investigation has been added as follows pursuant to Section 145.0106 of the Land Development Code:
  - (1) 1804.10.1 A geologic investigation shall be submitted when required by Table 145-02A or the Building Official, for all new structures, non-exempt additions to existing structures or whenever the occupancy classification of a building changes to a higher relative hazard category (refer to Table 5-E of the current edition of the Uniform Code for Building Conservation) as a result of the proposed work.
  - (2) 1804.10.2 When required, a report of the geologic investigation shall be submitted to the Building Official. When geologic hazards are identified, the report shall contain appropriate recommendations for mitigation of the hazards, and these recommendations shall be incorporated in the design of the project before issuance of a Building Permit. No Building Permit shall be issued for construction where the geologic investigation establishes that construction of buildings or structures would be unsafe because of the geologic hazards. Issuance of a Building Permit does not constitute a representation that the site or construction is safe.
  - (3) 1804.10.3 Additions to detached one- and two-family dwellings are exempt from geologic investigation requirements for Building Permits, except when the site is located within Geologic Hazard Category 11 or 21, or when required by discretionary action. All new additions of less than 500 square feet of floor area, remodels and non-structural tenant improvements (TIs) to existing structures are exempt from geologic investigation requirements. Consecutive additions to the same structure which total 500 square feet or more in any 12-month period may require a geologic investigation.
  - (4) 1804.10.4 The Building Official may require that a “NOTICE OF GEOLOGIC AND GEOTECHNICAL CONDITIONS” be executed by the property owner as a condition to the issuance of a Building Permit for any structure to be located over a suspected fault or other geologic